



Legislation Text

File #: 0110X-2022, **Version:** 1

BACKGROUND: The purpose of this resolution is to support Franklin County, in partnership with Thrive Companies, in conjunction with an Ohio Department of Development Brownfield Remediation round 2 grant application of up to \$10 million for site cleanup at 800 King Avenue in Columbus and Clinton Township, Franklin County, Ohio. The property has been used for industrial purposes since 1928 and is currently occupied by National Electric Coil (NEC) and Rail Products International (RPI). Thrive is working with NEC and RPI to relocate their operations to another site in Franklin County.

The 12.4-acre property consists of two large parcels, 130-005419 and 130-011858, and 12 smaller parcels with six existing buildings. The Developer is proposing to demolish the existing buildings in order to access soil and ground water contaminated with hazardous substances and petroleum as indicated in Phase I and Phase II environmental assessments.

Thrive is proposing to redevelop the site with approximately 590 apartment units, including 60 affordable housing units, structured parking and 15-20,000 sf of retail along King Avenue. The project is estimated to have a value of \$110,000,000 when completed. Thrive is ready to move forward with the project upon award of Brownfield Remediation grant funding.

Emergency action is necessary in order to meet Ohio Department of Development Brownfield Remediation round 2 grant application deadline of June 30, 2022.

FISCAL IMPACT: There are no costs to the City of Columbus associated with a resolution of support for the Brownfield Remediation Program grant funding,

To resolve to support Franklin County, in partnership with Thrive Companies, in their efforts to obtain Ohio Department of Development Brownfield Remediation grant funding for use in the environmental cleanup and redevelopment of the 800 King Avenue industrial site; and to declare an emergency.

WHEREAS, the State of Ohio Brownfield Remediation grant program will award up to \$10 million per project throughout Ohio for the purpose of cleanup, demolition and redevelopment of contaminated or abandoned properties known as "brownfields"; and

WHEREAS, the City of Columbus contains brownfield properties which may qualify for Brownfield Remediation cleanup, demolition and redevelopment grant funding; and

WHEREAS, the Columbus Department of Development has been involved with brownfield redevelopment since 1999, first with the Clean Ohio grant program and now with the Ohio Brownfield Remediation grant program; and

WHEREAS, Ohio Brownfield Remediation grant funding will greatly complement the efforts of the Columbus Department of Development in helping to clean up and redevelop brownfield properties in Columbus; and

WHEREAS, the Columbus Department of Development has identified a brownfield property in the City of Columbus which may be eligible for Ohio Brownfield Remediation grant funding at 800 King Avenue operating industrial uses since

1928, and the Thrive Companies has agreed to partner with Franklin County to clean up and redevelop the site with residential and retail uses; and

WHEREAS, an emergency exists in the usual daily operation of City Council in that it is immediately necessary to express its support for the application described herein to meet the Ohio Brownfield Remediation grant application deadline of June 30, 2022, all for the preservation of public health, peace, property, safety and welfare; Now, Therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That Columbus City Council hereby supports Franklin County, in partnership with Thrive Companies, in their efforts to obtain Ohio Department of Development Brownfield Remediation round 2 grant funding for the purpose of incentivizing the cleanup and redevelopment of 800 King Avenue, an industrial site since 1928.

Section 2. That for the reason stated in the preamble hereto, which is hereby made a part hereof, this resolution is hereby declared to be an emergency measure and shall take effect and be in force from and after its adoption and approval by the Mayor or ten days after adoption if the Mayor neither approves nor vetoes the same.